



**Kennedy  
& Foster**

98 Drove Road  
Biggleswade  
SG18 0HJ  
**£485,000**

- BEAUTIFULLY PRESENTED
- FOUR BEDROOM SEMI DETACHED CHARACTER PROPERTY
- THREE RECEPTION ROOMS
- WITHIN WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION
- MASTER SUITE ON TOP FLOOR WITH DRESSING ROOM AND ENSUITE
- PARKING TO FRONT AND PARKING TO REAR WITH GARAGE/WORKSHOP
- GENEROUS GARDENS
- A REAL STUNNING HOME



A truly stunning property that must be viewed internally to fully appreciate this beautifully appointed FOUR bedroom semi-detached property with the added benefit of parking to front and rear and a spacious garage/workshop, generous gardens and stunning accommodation on three levels as follows: Entrance hall, lounge, dining room, kitchen, further reception room, 3 bedrooms and family bathroom on the first floor and the master suite on the second floor with a spacious bedroom, dressing room and en suite. A viewing comes highly recommended by Kennedy & Foster.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Exposed brick wall, sliding door, tiled flooring, stairs to first floor.

#### **LOUNGE**

24' 10" into bay " x 11' 01" (7.57m x 3.38m) Brick fireplace with tiled hearth, exposed brick walls, Victorian style radiator, multi-purpose burner, uPVC double glazed 'sash bay' window and uPVC double glazed window, under stairs storage. Door to:

#### **DINING ROOM**

14' 04" x 8' 00" (4.37m x 2.44m) Black and White tiled flooring, uPVC double glazed window to side, coving to ceiling, radiator. Opening to:

#### **KITCHEN AREA**

8' 09" x 7' 09" (2.67m x 2.36m) Wall, base and drawer units with work surfaces over, white 1 1/2 bowl sink unit with mixer tap, space for washing machine and fridge/freezer, black and white tiled flooring, coving to ceiling.

#### **REAR LOBBY**

uPVC double glazed door to rear garden. Door to:

#### **RECEPTION ROOM**

13' 01" x 12' 02" (3.99m x 3.71m) Victorian style radiator, tiled flooring, coving to ceiling, sliding double glazed patio doors leading to rear garden.

#### **FIRST FLOOR LANDING**

#### **BEDROOM TWO**

13' 09" x 10' 09" (4.19m x 3.28m) uPVC double glazed sash window to front, radiator, laminate flooring.

#### **BEDROOM THREE**

16' 00" x 9' 00" max" (4.88m x 2.74m) 'L' shaped, uPVC double glazed window to side, radiator, laminate flooring.

#### **BEDROOM FOUR**

9' 06" x 8' 11" (2.9m x 2.72m) uPVC double glazed window to rear, laminate flooring, coving to ceiling, radiator.

#### **BATHROOM**

9' 00" x 5' 02" (2.74m x 1.57m) Free standing bath, pedestal basin, low level W.C, extractor fan, heated towel rail, uPVC double glazed frosted window.

#### **SECOND FLOOR**

#### **MASTER SUITE**

#### **MASTER BEDROOM**

16' 08" x 12' 00" (5.08m x 3.66m) uPVC double glazed window to front, radiator, sky light, Victorian style radiator, cupboard housing Combi boiler and storage. Doors to:

#### **DRESSING ROOM**

8' 10" x 7' 07" (2.69m x 2.31m) Hanging rails, Victorian style radiator.

#### **ENSUITE**

10' 04" x 6' 07" (3.15m x 2.01m) Walk in double shower, rainwater shower over and hand shower attachment, low level W.C, two wall mounted sinks with mixer taps, heated towel rail, uPVC double glazed frosted window to side.

#### **OUTSIDE**

#### **BLOCK PAVED PARKING FOR TWO CARS (GARAGE AND FURTHER PARKING TO REAR)**

gated side access to:

#### **REAR GARDEN**

Paved patio, raised beds, outside tap, mature shrubs, raised decking area, rockery, personal door to:

#### **GARAGE/WORKSHOP**

17' 05 min" x 13' 06" (5.31m x 4.11m) Up and over door.

#### **WORKSHOP**

9' 09" x 6' 09" (2.97m x 2.06m)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The accuracy, content and applicability of this plan are not to be relied upon and no guarantee as to their accuracy or efficiency can be given.  
Hale and Kilgus 5/2019

**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements